



Vic Jagdev <vic@bauhaus.co.uk>

Re: PL/25/1721 362 Oxford Road, Reading

Mr M S Matharoo <info@blueprintvista.co.uk>

13 February 2026 at 22:49

To: "Davies, Catrin" <Catrin.Davies@reading.gov.uk>

Cc: Vic Jagdev <vic@bauhaus.co.uk>, Planning Administration <Planning.Administration@reading.gov.uk>

Dear Catherine,

Re: [362 Oxford Road, Reading RG30 1AQ](#)

Planning Reference: PL/25/1721

Discharge of Conditions 3, 4, 6, 7 and 8

Further to your correspondence and the agreed Extension of Time to 6 March, we have prepared this singular email as requested. This submission contains all amended and additional information and replaces previous submissions in full.

Due to file sizes far exceeding email limits, we have a link below where you can download the files:

<https://www.transferrnow.net/dl/20260213HC0eyrh9>

For clarity, the information below identifies:

- The condition being discharged
- The document(s) submitted to discharge that condition
- The amendments made compared to the original submission

CONDITION 3 – Landscaping Details (a–f)

Documents Submitted:

- Condition 3 – Landscaping Details.pdf
- Condition 3 and 4 Nat Enviorn Plan - 6906-160 P4 2026.pdf
- Condition 3(f) – Services Coordination Plan (Rev A – February 2026)

Amendments made since the original submission:

- Removal of "species TBC" references and confirmation of final planting schedule.
- Confirmation of wildflower green roof specification.
- Living wall maintenance details added.
- Hedge planting and hedgehog access gaps clarified.
- Addition of a fully coordinated Services Plan addressing Part (f).
- Submission of Infrastructure & SuDS Compliance Report specifically responding to Part (f).
- Submission of Below Ground Services drawing showing foul drainage, power, water and communications routing.
- Confirmation of controlled discharge to the public surface water sewer via hydro-brake.
- Confirmation that the development is all-electric (no gas infrastructure proposed).
- Confirmation that no services are located within Root Protection Areas or tree pits.

These amendments address the Natural Environment Officer's previous comment that Part (f) had not been satisfied.

CONDITION 4 – Habitat Enhancement

Documents Submitted:

- Condition 4 – Habitat Enhancement – 13-02-2026 Final.pdf
- Condition 4 Biodiversity.pdf
- Condition 3 and 4 Nat Enviorn Plan - 6906-160 P4 2026.pdf

Amendments made:

- Clarified number and type of integrated bat and bird boxes.
- Provided installation methodology and cavity tray details.
- Confirmed lighting mitigation measures.

- Provided long-term management and maintenance provisions.

CONDITION 6 – Construction Method Statement

Document Submitted:

- Condition 6 CMS-A1 (1) REV A.pdf

Amendments made:

- Removal of car parking spaces within the south-east corner in the area of the proposed tree.
- Addition of tree protection barriers to both the proposed tree and the existing off-site tree.
- Alignment with the approved Arboricultural documentation.

CONDITION 7 – Vehicle Access

Document Submitted:

- Cond 7 Vehicle Access-A1 (1) REV A.pdf

Amendment made:

- Drawing updated to show the existing lamp post retained in situ and sufficiently offset from the proposed crossover.

CONDITION 8 – Arboricultural Details

Document Submitted:

- Condition 8 Arboricultural Statement.pdf

Amendments made:

- Addition of measurable pruning parameters for T4 (London Plane).
- Crown reduction clarified (20–25%).
- Scaffold framework height confirmed.
- Confirmation of compliance with BS3998:2010 and BS5837:2012.

This submission consolidates all revised and updated information into one coordinated package in accordance with your instruction that information must be submitted in a single round.

We trust the above clearly sets out the amendments made in response to the previous feedback. Should any further clarification be required, please do not hesitate to contact us and we will respond promptly.

Kind regards,

Vic Singh
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